

# ADDITION CONCEPT SKETCH

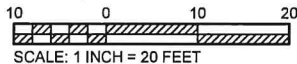
N/F  
LOT 0028  
SQUARE 1949

N/F  
LOT 0024  
SQUARE 1949

Zone: R-1-B  
Minimum Lot Size = 5,000 square feet  
Minimum Lot Width = 50 feet  
Front Building Restriction Line = 15 feet  
per DC Surveyor's Office Records  
Front Yard Setback Range =  
21.6 - 57.3 feet - Woodley Road, NW  
(based on available records, field survey required to confirm)  
Minimum Side Yard = 8 feet  
Minimum Rear Yard = 25 feet  
Maximum Structure Occupancy = 40%  
(Lot 824 = 3,487 sq. ft.±)  
Existing Structure Occupancy = 2,831 sq. ft.± (32.5%)  
Proposed Structure Occupancy = 3,060 sq. ft.± (35.1%)  
Minimum Pervious Surface Coverage = 50%  
(Lot 824 = 4,359 sq. ft.±)  
Note: Site is located in the Cleveland Park Historic District  
and may be subject to additional reviews and requirements.

N/F  
LOT 0825  
SQUARE 1949

21.6'-57.3'±  
FRONT  
SETBACK  
RANGE



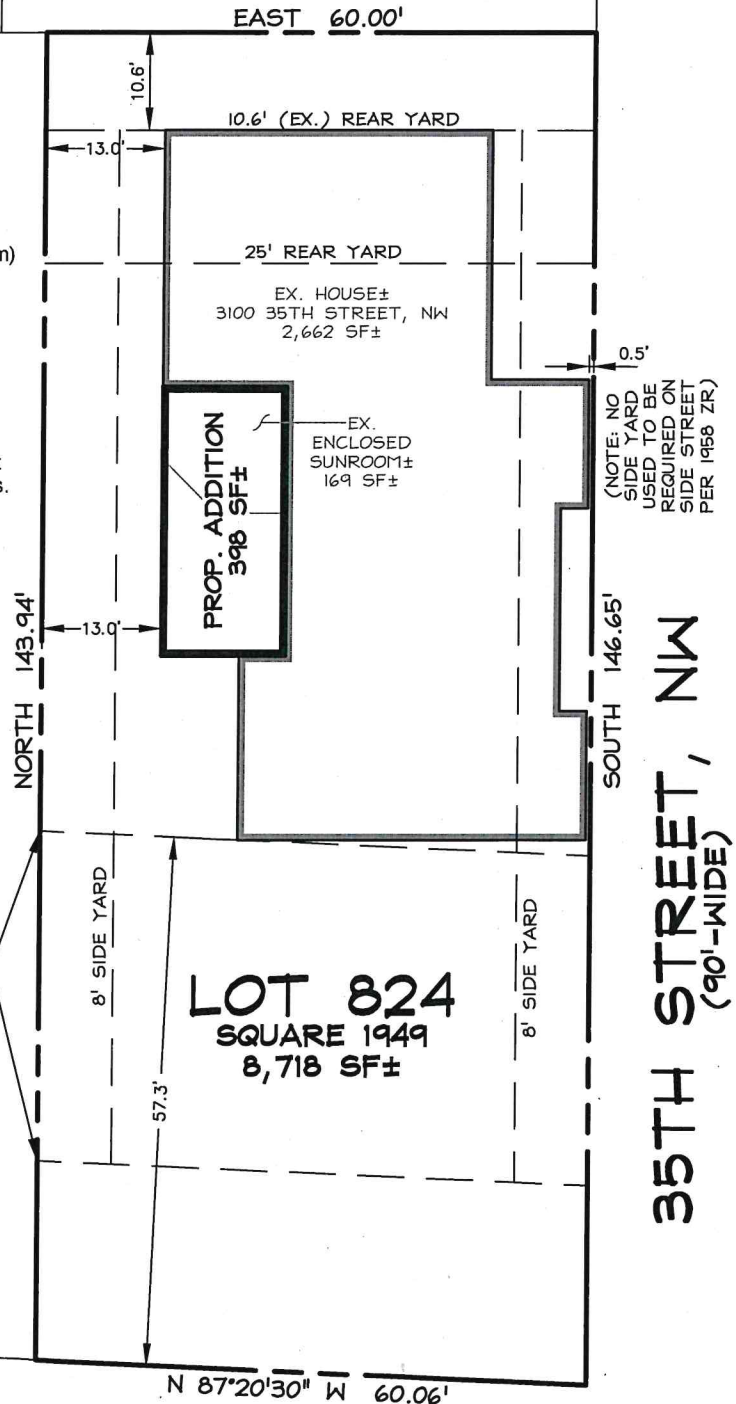
**Lot 0824, Square 1949**  
**3100 35th Street, NW**

Prepared for:  
Broad Branch Development, LLC



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**WOODLEY ROAD, NW**  
(60'-WIDE)



THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.

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